

MANAGEMENT CERTIFICATE
BEHRENS RANCH MASTER ASSOCIATION, INC.

The undersigned, being an Officer of Behrens Ranch Master Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Behrens Ranch (the "Subdivision Development").
2. The name of the Association is Behrens Ranch Master Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Behrens Ranch, Phase A, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2000034367 in the Official Public Records of Williamson County, Texas.

Behrens Ranch, Phase B, Section I, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2000079620 in the Official Public Records of Williamson County, Texas.

Behrens Ranch, Phase B, Section II, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2001003295 in the Official Public Records of Williamson County, Texas.

Behrens Ranch, Phase B, Section III, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2001063191 in the Official Public Records of Williamson County, Texas.

Behrens Ranch, Phase C, Section One A, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2002029983 in the Official Public Records of Williamson County, Texas.

Behrens Ranch, Phase C, Section One B, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2002054570 in the Official Public Records of Williamson County, Texas.

Behrens Ranch, Phase C, Section Three, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2002030006 in the Official Public Records of Williamson County, Texas.

Behrens Ranch, Phase C, Section 4, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2001085812 in the Official Public Records of Williamson County, Texas.

Behrens Ranch, Phase C, Section 5, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2003046576 in the Official Public Records of Williamson County, Texas.

Behrens Ranch, Phase D, Section One, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2001051550 in the Official Public Records of Williamson County, Texas.

Behrens Ranch, Phase D, Section 2, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2001092069 in the Official Public Records of Williamson County, Texas.

Behrens Ranch, Phase D, Section Three, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 20020276447 in the Official Public Records of Williamson County, Texas.

Behrens Ranch, Phase E, Section One, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2005011248 in the Official Public Records of Williamson County, Texas.

Behrens Ranch, Phase F, Section 1, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Cabinet CC, Page 246 – 247 in the Official Public Records of Williamson County, Texas.

Behrens Ranch, Phase D, Section 3B, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Cabinet CC, Page 287 – 288 in the Official Public Records of Williamson County, Texas.

Behrens Ranch, Phase D, Section 5, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Cabinet CC, Page 285 – 286 in the Official Public Records of Williamson County, Texas.

Behrens Ranch, Phase F, Section 2, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Cabinet DD, Page 281 – 282 in the Official Public Records of Williamson County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Master Declaration of Covenants, Conditions and Restrictions for Behrens Ranch, recorded at Document No. 2000026404 in the Official Public Records of Williamson County, Texas.

Development Area Declaration for Behrens Ranch Phase B Section II (The Creek), recorded at Document No. 2000026405 in the Official Public Records of Williamson County, Texas.

Bylaws of The Behrens Ranch Master Association, Inc., recorded at Document No. 2000026406 in the Official Public Records of Williamson County, Texas.

Development Area Declaration for Behrens Ranch Phase A (Mira Vista), recorded at Document No. 2000036079 in the Official Public Records of Williamson County, Texas.

Development Area Declaration for Behrens Ranch Phase C Sections I & II (The Pointe), recorded at Document No. 2000057985 in the Official Public Records of Williamson County, Texas.

Development Area Declaration for Behrens Ranch Phase B Sections I & II (The Arbors), recorded as Document No. 2000077444 in the Official Public Records of Williamson County, Texas.

Resolution, recorded as Document No. 2001003875 in the Official Public Records of Williamson County, Texas.

Development Area Declaration for Behrens Ranch Phase D Section 2, recorded as Document No. 2001049755 in the Official Public Records of Williamson County, Texas.

Development Area Declaration for Behrens Ranch Phase C Section 5, recorded as Document No. 2001060042 in the Official Public Records of Williamson County, Texas.

Secretary's Certificate [Mira Vista Architectural Guidelines], recorded as Document No. 2001082367 in the Official Public Records of Williamson County, Texas.

Notice of Withdrawal of Land from Master Declaration of Covenants, Conditions and Restrictions for Behrens Ranch [Behrens Ranch Golf Course], recorded as Document No. 2001082368 in the Official Public Records of Williamson County, Texas.

Secretary's Certificate, recorded as Document No. 2002013351 in the Official Public Records of Williamson County, Texas.

Amendment to Master Declaration of Covenants, Conditions and Restrictions for Behrens Ranch, recorded as Document No. 200317436 in the Official Public Records of Williamson County, Texas.

Secretary's Certificate, recorded at Document No. 2003118661 in the Official Public Records of Williamson County, Texas.

Development Area Declaration for Behrens Ranch Phase E Sections I & II, recorded at Document No. 2004045484 in the Official Public Records of Williamson County, Texas.

Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for Behrens Ranch, recorded at Document No. 2004099507 in the Official Public Records of Williamson County, Texas.

Third Amendment to Master Declaration of Covenants, Conditions and Restrictions for Behrens Ranch, recorded at Document No. 2005046934 in the Official Public Records of Williamson County, Texas.

Formation of Subordinate Architectural Control Committee, recorded at Document No. 2005047245 in the Official Public Records of Williamson County, Texas.

Scrivener's Affidavit, recorded at Document No. 2005055048 in the Official Public Records of Williamson County, Texas.

Development Area Declaration for Behrens Ranch Phase F, Section 1, recorded at Document No. 2007002805 in the Official Public Records of Williamson County, Texas.

Development Area Declaration for Behrens Ranch Phase D, Section 3B, recorded at Document No. 2007020676 in the Official Public Records of Williamson County, Texas.

Development Area Declaration for Behrens Ranch Phase D, Section 5, recorded at Document No. 2007020677 in the Official Public Records of Williamson County, Texas.

First Amendment to Development Area Declaration for Behrens Ranch Phase F, Section 1, recorded at Document No. 2007034179 in the Official Public Records of Williamson County, Texas.

Development Area Declaration for Behrens Ranch Phase F, Section 2, recorded at Document No. 2007085914 in the Official Public Records of Williamson County, Texas.

Variance, recorded at Document No. 2008042920 in the Official Public Records of Williamson County, Texas.

Assignment of Declarant's Rights and Amendment to Master Declaration of Covenants, Conditions and Restrictions for Behrens, recorded at Document No. 2008068454 in the Official Public Records of Williamson County, Texas.

Development Area Declaration for Behrens Ranch Phase D, Section 4, recorded at Document No. 2009000369 in the Official Public Records of Williamson County, Texas.

Notice of Withdrawal of Land from Master Declaration of Covenants, Conditions and Restrictions for Behrens Ranch, recorded at Document No. 2009005104 in the Official Public Records of Williamson County, Texas.

Second Assignment of Declarant's Rights and Amendment to Master Declaration of Covenants, Conditions and Restrictions for Behrens Ranch, recorded at Document No. 2009005179 in the Official Public Records of Williamson County, Texas.

Fourth Amendment to Master Declaration of Covenants, Conditions and Restrictions for Behrens Ranch, recorded at Document No. 2009005345 in the Official Public Records of Williamson County, Texas.

Declaration of Restrictive Covenants, recorded at Document No. 2009023681 in the Official Public Records of Williamson County, Texas.

Amendment to Rules and Regulations of Behrens Ranch Master Association, Inc., recorded at Document No. 2011051723 in the Official Public Records of Williamson County, Texas.

Amendment to Bylaws Behrens Ranch Master Association, Inc., recorded at Document No. 2011066198 in the Official Public Records of Williamson County, Texas.

Amendment to Rules and Regulations and Recordation of Articles of Incorporation Behrens Ranch Master Association, Inc., recorded at Document No. 2011082521 in the Official Public Records of Williamson County, Texas.

Amendment of Declarant Rights Behrens Ranch Master Association, Inc., recorded at Document No. 2012082405 in the Official Public Records of Williamson County, Texas.

Amendment of Rules and Regulations of Behrens Ranch Master Association, Inc., recorded at Document No. 2014042810 in the Official Public Records of Williamson County, Texas.

5. The name and mailing address of the Association is:

Behrens Ranch Master Association, Inc.
c/o Preferred Association Management Company

700 Market Street, Building 3
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613
Tel: (512) 918-8100
Email: pamco@pamcotx.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFIs!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00

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Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

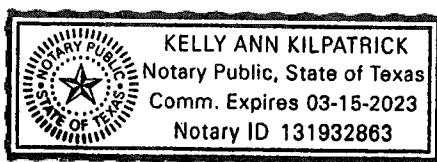
This Management Certificate is effective as of the 18 day of November, 2021.

BEHRENS RANCH MASTER ASSOCIATION, INC., a Texas
nonprofit corporation

By: [Signature]
Name: DOUG PLAS
Title: AGENT

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on 18 day of November, 2021, by Doug Plas, Registered Agent for Behrens Ranch Master Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly A Kilpatrick
Notary Public Signature

[SEAL]

MANAGEMENT CERTIFICATE
BEHRENS RANCH MASTER ASSOCIATION, INC.

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
BEHRENS RANCH MASTER ASSOCIATION, INC.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021187441

Pages: 8 Fee: \$54.00

12/09/2021 03:28 PM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas